



Flat 5 Princes Court, 40 St Stephens Road, Tivoli, Cheltenham GL51 3AA

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A very well presented first floor flat forming part of this well maintained period villa within a sought after residential area. Briefly comprising, entrance hall, stunning south facing sitting room, fitted kitchen, shower room and double bedroom. Allocated car parking.





Princes Court is a detached villa located on the corner of St Stephens Road and Princes Road in the popular residential area of Tivoli.

The property can be found on the first floor to the front of the building and is accessed through clean and tidy communal areas.

The front door opens into a entrance hall with a door to most rooms. To the front is a stunning sitting room with 9'5 tall ceilings and a wide deep, south facing bay window. The room is full of natural light and is large enough to accommodate a dining table if required. There is an open access to the modern fitted kitchen, with a good range of units, fridge freezer, oven, hob and hood and plumbing for a washing machine and dishwasher. To the rear of the flat is a spacious double split level bedroom with steps leading down into the room. The room has plenty of storage with built in cupboards and wardrobes. Off the entrance hall is a shower room with W.C., basin and a large walk in shower.

Outside there is a communal garden with summerhouse and to the front of the building is an allocated car parking space.

The property is well presented throughout and features gas fired central heating and uPVC framed double glazed windows.

Lease Details

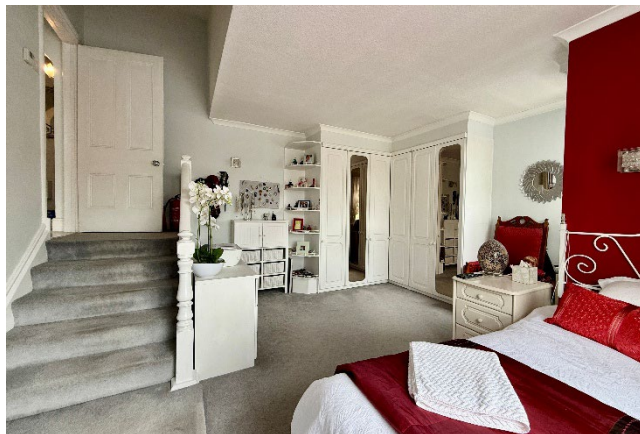
Tenure: Leasehold with a share in the freehold.

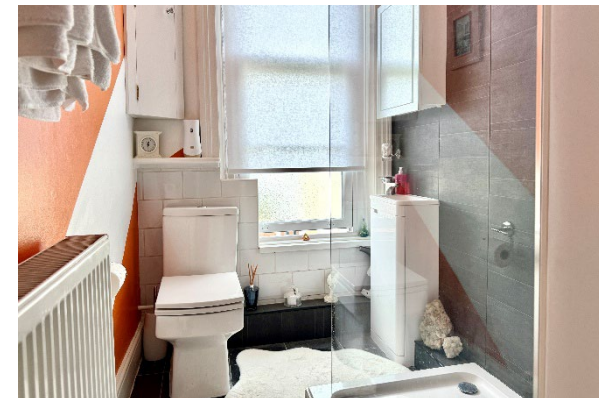
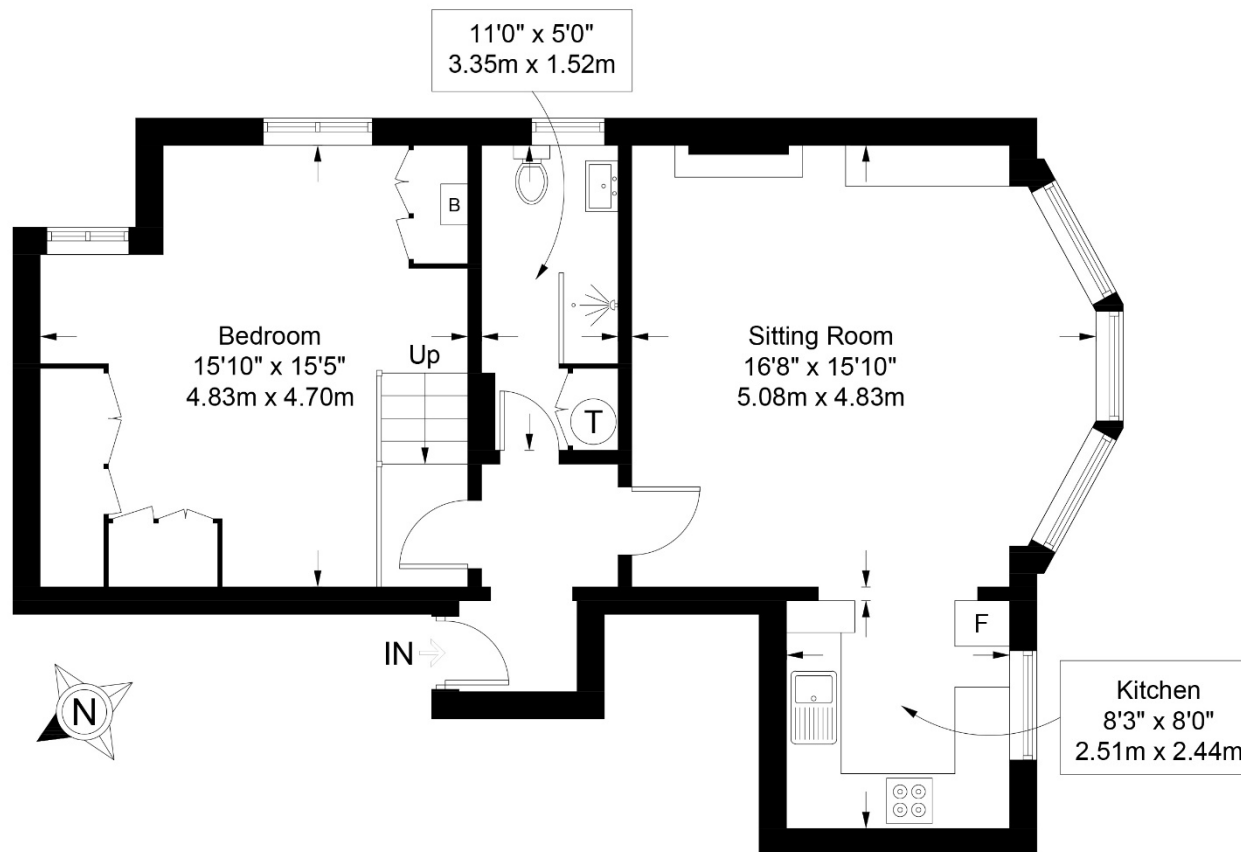
Lease: 999 years commencing 2009.

Service Charge: £1080 per annum.

Ground Rent: Not collected.

Managing Agents: The building is self-run.





General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

EPC: E (54/78)

Parking: There is allocated car parking to the front of the building

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Approximate Gross Internal Area 655 sq ft / 60.9 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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